118.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,085,100 / 1,085,100
					USE VALUE:	1,085,100 / 1,085,100
					ASSESSED:	1,085,100 / 1,085,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUN YIFEI
Owner 2:	HE CHUCHU
Owner 3:	
Street 1:	20 LORRAINE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TKS REALTY LLC -
Owner 2:	-
Street 1:	24 FOXMEADOW LN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,388 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Vinyl Exterior and 2754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6388.000	657,000		428,100	1,085,100
Total Card	0.147	657,000		428,100	1,085,100
Total Parcel	0.147	657,000		428,100	1,085,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.01 | /Parcel: 394.0

Legal Description

User Acct 76740

GIS Ref

GIS Ref

Insp Date 09/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 118.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,600	0	6,388.	428,100	632,700	632,700	Year End Roll	12/18/2019
2019	101	FV	165,800	0	6,388.	434,300	600,100	600,100	Year End Roll	1/3/2019
2018	101	FV	165,800	0	6,388.	324,200	490,000	490,000	Year End Roll	12/20/2017
2017	101	FV	165,800	0	6,388.	293,600	459,400	459,400	Year End Roll	1/3/2017
2016	101	FV	165,800	0	6,388.	281,400	447,200	447,200	Year End	1/4/2016
2015	101	FV	165,000	0	6,388.	238,500	403,500	403,500	Year End Roll	12/11/2014
2014	101	FV	165,000	0	6,388.	226,300	391,300	391,300	Year End Roll	12/16/2013
2013	101	FV	165,000	0	6,388.	215,300	380,300	380,300		12/13/2012

!9230!

PRINT

Date	Time
12/10/20	23:44:02

LAST REV

Date	Time
12/09/20	09:32:57
mmcmakin	
9230	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TKS REALTY LLC,	76151-219	1	11/12/2020		1,572,500	No	No		
TENHOR STEVEN J	71292-555	1	7/10/2018		702,500	No	No		
DUGGAN DAWN M--	49826-219		7/24/2007		375,000	No	No		
DUGGAN DORIS A	23132-145		4/30/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2019	1622	New Buil	370,000	O				
11/9/2009	1130	Re-Roof	5,795					

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	CC	Chris C
3/28/2009	Meas/Inspect	345	PATRIOT
12/3/2008	MLS	MM	Mary M
2/14/2000	Meas/Inspect	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6388		Sq. Ft.	Site		0	70.	0.96	5									428,147						428,100	

Total AC/HA: 0.14665 | Total SF/SM: 6388 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 428,147 | Spl Credit | Total: 428,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	15.	%
Override:			%
	Total:	15.85	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07997537
Const Adj.:	0.99989998
Adj $ / SQ:	134.983
Other Features:	95966
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	780762
Depreciation:	123751
Depreciated Total:	657011

COMMENTS

PDAS / SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB 2

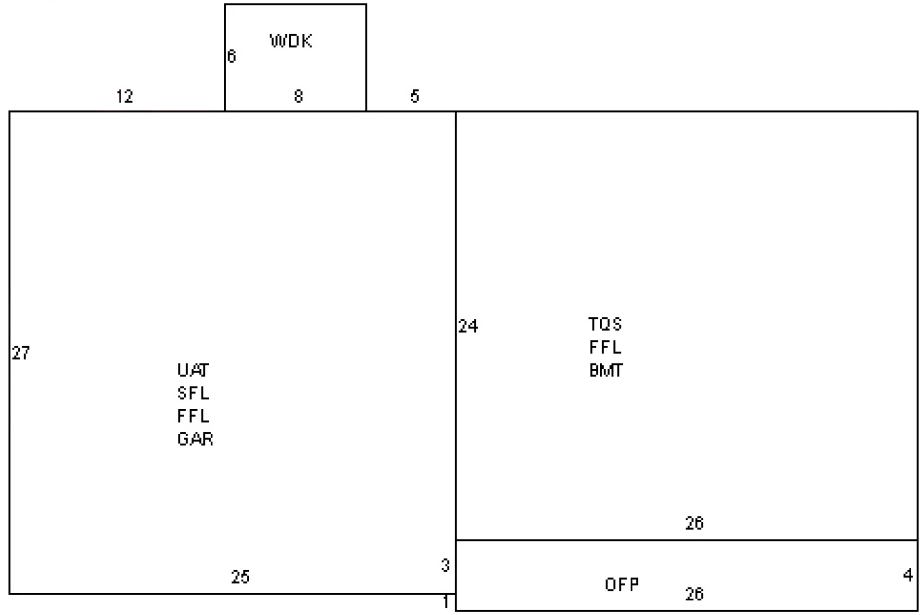
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,299	134.980	175,343
GAR	Garage	675	18.700	12,624
SFL	Second Floor	675	134.980	91,114
BMT	Basement	624	53.660	33,481
TQS	3/4 Story	468	134.980	63,172
UAT	Upper Attic	169	53.990	9,111
OFP	Open Porch	104	32.360	3,366
WDK	Deck	48	16.000	768
	Net Sketched Area:	4,062	Total:	388,979
Size Ad	2442	Gross Are	4724	FinArea 2754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	217.32
Special Features:	0	Val/Su Net:	161.74
Final Total:	657000	Val/Su SzAd	269.04

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	